

HC/MS/LON.0204

2nd July 2015

Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
74 Charlotte Street, London, W1T 4QH
Application for Non-Material Amendment (Section 96A) – pursuant to planning permission 2012/2133/P (Appeal Ref: 2193888)

Pegasus Group has been instructed by Kahuna Ltd to submit an application for non-material amendments (Section 96A) pursuant to planning permission Ref: 2012/2133/P (Appeal Ref: 2193888).

On the 20th September 2013, planning permission was granted for the following development:

"Demolition of building behind retained four storey front façade and redevelopment for a five storey building that includes a new mansard roof level with rear terrace, rear terrace at second floor level, plus excavation to form a basement level with front light well to accommodate restaurant (Class A3) at basement and ground floors and 4 x residential flats on upper floors to be communally accessed from Charlotte Mews."

Further to this permission being granted, all pre-commencement planning conditions have been formally discharged by Camden Council and it is the intention to start demolition and construction works imminently.

This non-material planning application (Section 96A) seeks to establish that proposed changes to the rear elevation, including the position of window openings and amendments to the external surfaces are non-material and as such can be permitted using this procedure.

Accordingly, the following documentation was submitted via the planning portal (PP-04316377):

1. Application form duly signed and completed;
2. A copy of the following plans:

23 Hanover Square, London W1S 1JB



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Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

i.	Approved Second Floor:	11012 (PL) 012 Rev A.
ii.	Approved Third Floor:	11012 (PL) 013 Rev B.
iii.	Approved North East Elevation:	11012 (PL) 017 Rev B.
iv.	Proposed Second Floor:	57802/100-04A Rev A.
v.	Proposed Third Floor:	57802/100-05A Rev A.
vi.	Proposed Rear Elevation:	57802/100-11A Rev A.

The Proposal

This non-material amendment application seeks to amend the details of the floorplans, insofar as these relate to the rear elevations of the second and third floors, and the elevational drawings of the rear (north-east) elevation to reflect the changes to the exterior of the building. In addition, it is proposed to remove the wooden louvres currently shown on the approved drawings as positioned on the rear elevation of the building at first-floor level, and replacing this area of the exterior of the building by extending the feature brickwork already approved as part of the adjacent area of the first-floor.

It is considered that a non-material amendment (Section 96A) application is the most appropriate method for the Council to assess this alteration from the approved planning drawings, as the proposal will not impact upon the appearance of the building from any public vantage points and there is no changes to the approved scheme in terms of floorspace or the way in which the scheme relates to neighbouring properties as a result of the proposal.

Assessment

The revisions to the position of door and window openings would result in a more coherent and consistent arrangement of these features in the context of the exterior of the building. The realignment of the doorways and windows in the rear elevation at second and third floor levels would improve the consistency between the window and doorway openings across the upper floors of the building.

The wooden louvres included as part of the approved scheme add little to the external appearance of the building and their removal would not result in significant or any material changes to the rear elevation of the building. The extension of the feature brickwork does not alter the relationship between this element of the building or neighbouring properties.

I trust the above and enclosed is sufficient for the validation of this application and look forward to receiving confirmation of this in due course. However, should you require any additional information then please do not hesitate to contact me direct.

Yours faithfully



Henry Courtier
Senior Planner

